

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/1326 Geelong Road, Mount Clear Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$320,000

Median sale price

Median price

\$345,000

Property Type

Unit

Suburb

Mount Clear

Period - From

09/04/2020

to

08/04/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/24 Olympic Av MOUNT CLEAR 3350	\$335,000	09/09/2020
2	13/146 Mansfield Av MOUNT CLEAR 3350	\$335,000	30/10/2019
3	4 Recreation Rd MOUNT CLEAR 3350	\$320,000	17/12/2020

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

09/04/2021 15:01



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$320,000

Median Unit Price

09/04/2020 - 08/04/2021: \$345,000

Comparable Properties



3/24 Olympic Av MOUNT CLEAR 3350 (REI/VG) Agent Comments

 3  1  1

Price: \$335,000

Method: Private Sale

Date: 09/09/2020

Property Type: Unit

Land Size: 203 sqm approx



13/146 Mansfield Av MOUNT CLEAR 3350 (VG) Agent Comments

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Price: \$335,000

Method: Sale

Date: 30/10/2019

Property Type: Strata Unit/Flat



4 Recreation Rd MOUNT CLEAR 3350 (REI/VG) Agent Comments

 3  1  1

Price: \$320,000

Method: Private Sale

Date: 17/12/2020

Property Type: House (Res)